

# RECORD OF PROCEEDINGS

Minutes of the Riverside City Council Meeting

Held on Thursday, February 16, 2023

Riverside, OH

**CALL TO ORDER:** Mayor Williams called the Riverside, Ohio, City Council Meeting to order at 6:00 p.m. at the Riverside Administrative Offices located at 5200 Springfield Street, Suite 100, Riverside, Ohio, 45431.

**ROLL CALL:** Council attendance was as follows: Mr. Denning, present; Mrs. Franklin, present; Ms. Fry, present; Mr. Joseph, present; Ms. Lommatzsch, present; Mr. Maxfield, present; and Mayor Williams, present.

Staff present was as follows: Josh Rauch, City Manager; Frank Robinson, Police Chief; Dan Stitzel, Fire Chief; Tom Garrett, Finance Director; Kathy Bartlett, Public Service Director; Nia Holt, Zoning Administrator; Jon Freeman, Legal Representative; and Katie Lewallen, Clerk of Council.

**EXCUSE ABSENT MEMBERS:** No members were absent.

**ADDITIONS OR CORRECTIONS TO AGENDA:** No changes were made to the agenda.

**APPROVAL OF AGENDA:** Mr. Denning moved, seconded by Mr. Joseph, to approve the agenda. All were in favor. **Motion carried.**

**PLEDGE OF ALLEGIANCE/MOMENT OF SILENCE:** Mayor Williams led the pledge of allegiance.

**MINUTES:** Deputy Mayor Lommatzsch moved, seconded by Mr. Maxfield, to approve the minutes of the February 2, 2023, council business meeting. All were in favor. **Motion carried.**

**WRITTEN CITIZEN PETITIONS:** Mayor Williams stated a number of forms have been turned in for speaking. Any citizen wishing to speak should fill out a petition form and turn it in to the clerk.

## **DEPARTMENT UPDATES:**

**A) Police Department** – Chief Robinson stated Major Jackson is still off work and hopes to get a doctor release soon to come back to work. Two officers are still in the field training program and are doing well. There is a current opening for an officer. They will begin the testing process shortly to fill that position. He stated they are waiting on the funding to get the flock cameras before they get aggressive about what they plan to do. They are expecting the check next week, which should be \$82,000. They are still working with Enterprise for cruisers. They are waiting on paperwork from PNR; looking to see if they get a better price or better product or both. He stated that St. Helen will have their festival this year on June 9, 10, and 11, 2023.

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Mr. Maxfield asked how applications have been for the new officer position. Chief Robinson stated that they haven't been too bad but not great as there are a lot of people hiring. They have 12 – 16 applicants, which is what they had last time.

**B) Fire Department** – Chief Stitzel stated three new full-time firefighters are on staff with two already starting and one starting next week. A full-time firefighter position will be coming open at the end of March. There are three part-time firefighters starting over the next couple of weeks as the last one went through physical agility and drug screen. They are keeping up on the new software. They will have a conclusion soon on all of that. He stated they will be bringing forward a resolution for another medic unit. The time from order to delivery is predicted to be two years. They want to secure what is out there now as the cost is going up rapidly, and they want to get in queue for another medic. They are unsure how long the three older medics will be viable, so they want to get something on order. Before all the issues, there was only a six-month wait, now it is two years. The estimate is \$350,000 for the same type of medic that they ordered, which should be in the city by July 2023. Once they get the next one, he stated they should be sitting pretty good for the long term.

Mr. Maxfield asked if the applicant situation for fire is the same as police. Chief Stitzel replied it is horrible. They are not getting many applicants. For the three they just filled, they got seven applicants, scheduled five for an interview and one didn't show, so they interviewed four. Then, they filled three. There is one applicant on file for the next position. They are trying to recruit from different areas.

**C) Public Service Department** – Ms. Bartlett stated they have ordered the new pickup through the Enterprise lease program and should receive it within the next two to three weeks after it gets lights and logo. Next year, they will replace two of the 2016 pickups through the lease program. She stated they have finalized 2023 work plan and are working from that. They are gearing up to line a culvert under Penn Avenue in March. She attended a webinar about strategies to improve aging infrastructure and spur economic development; this is a lot like the plan for the Woodman corridor making it an area that slows people down and utilizes businesses along the corridor rather than making it a throughway. Kevin Miller attended the pre-construction meeting for the Woodman/35 interchange, yesterday. Eagle Bridge is the contractor on the project, and they plan to start next week on the bike path detour. The Community Park play structure that was expected in the summer of 2022, is scheduled for delivery February 27, 2023. This was a supply chain issue. The Base reached out to her about attending a webinar on funding for infrastructure around the base. She attended the seminar, today, and stated it may be another funding source for Woodman Drive.

**D) City Manager Report** – Mr. Rauch stated the SSI implementation continues to be on pace. They will be turning their attention to payroll, time entry, and some of the other modules they have embarked upon. He is pleased on their ability to report on and



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understand where the finances are at any given time. He stated the Kroger project is nearing completion with a March 10, 2023, opening. There are a couple of inspections and minor checklist things that have to occur, but they are optimistic on that date. He stated that the planning commission met last night, and they discussed how to best fit in the urban agriculture with the work they are currently doing. They will continue the work they are doing on the updates to the UDO and not lose that momentum with the idea of wrapping it up in April or May. They will then pivot to the urban agriculture with the planning commission. It will allow staff to do more research about what neighbors do, review the last ordinance, and then bring it to the commission sometime in May.

Mr. Joseph asked if the plan with Enterprise and vehicle replacement, will they surplus the existing cars they have. Mr. Rauch replied they will. There is a resolution on the agenda for surplus this evening and that has one vehicle on it. Discussion continued on vehicles and what they could get for them.

**PUBLIC COMMENT ON AGENDA ITEMS:** Mayor Williams stated that a number of forms have been turned in. He stated many people want to speak on an agenda item, and that ordinance also has a public hearing. He asked Mr. Freeman when the best time would be to speak. Mr. Freeman stated anyone wishing to speak on a particular piece of legislation should save their comments for that as that is where the record is created for it. However, if they wish to make general comments about multiple things, which would include the legislation, then they are free to do that beforehand. Mayor Williams thanked Mr. Freeman for pointing that out and stated the discussion on the ordinance should be limited to the zoning aspect as that is what they are considering. He stated there is opportunity to speak both times. He asked when a person is called up to state their name, address, and to keep comments to three minutes.

Mr. Youssef Elzein, 4906 Amberwood Drive, Dayton, Ohio, stated that two weeks ago after watching the video of him speaking, he realized he did not finish his thoughts related to the planning board and not necessarily what council is taking actions on. He stated the practice that he had when the planning board was hearing the PUD or rezoning was different. He wants to bring it to their attention is to take control of that. He stated when he was part of the public hearings, the planning board allowed comments not related to rezoning. The planning board took comments that had nothing to do with his friend that he was helping. He asked that those comments made (by other speakers) be detracted from the meeting minutes. He stated that they refused to do that. He stated they asked him to speak during the public hearing to retract that officially as public information. The practice that he wanted to mention to them is the discrepancy between asking certain individuals that have concerns about the rezoning to speak about something else, and that exception should not be the norm. He stated that related to the PUD staff entertained questions from the council two weeks ago; they were eloquently responded to. He stated they are not talking about what kind of structure is going on the PUD; many of the people are talking about the density between

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a PUD and an R-3. He believes an R-3 is one structure per acre. This PUD allows close to five structures per acre. He stated they have no problem what kind of structure they are building; it is the density they are concerned about. He asked them to keep that in mind. He added that staff did a great job answering many questions, but they stopped short of telling them that about the density of the PUD versus the R-3.

Mr. John Zeigler, 4238 Blue Rock Road, Riverside, Ohio, stated he very familiar with zoning and likes the traditional zoning as a PUD is a little more difficult to understand, and he is afraid that an incomplete PUD can happen where more is promised and they are unable to deliver on what they promise or sell to someone else before the property is finished. He is concerned about property in front of the Air Force Museum as everyone is wanting restaurants there. He knows it is coming up as it is for sale. He asked the Mayor if that kind of thing could happen. Mayor Williams stated he is happy to comment and would lean on the city manager and zoning administrator. He stated that he believes what he is describing would not exactly be a PUD. A PUD in the city's zoning code would outline what a final development might look like not necessarily stating what specific establishment would go in certain places as they do not legislate those matters. They can legislate density; they can legislate setbacks. Mr. Rauch agreed that was correct. He stated the PUD allows a developer to determine their own setbacks and density requirements and layout how they want to use a site. It is less prescriptive about specific industries and businesses. Ms. Holt stated there are safeguards in place should a project not move forward. They can come back to council and revert back to the original zoning, if needed. Mr. Zeigler stated he is familiar with other city's zonings. Some have a PUD and call it something else. He thanked them for clearing that up. He stated they should really understand it all the way before they end up voting on it. He doesn't know if there will end up being more PUDs. He knows it is a tool for them to use, but it seems like a lot of wiggle room. He stated he appreciates what council does.

Mayor Williams stated they don't typically have all the answers when asked, but when the first speaker asked about an R-3, he wanted to clarify that in one R-3 acre, they can fit as many as eight lots in the current zoning.

## OLD BUSINESS

### A. ORDINANCES

- I) **Ordinance No. 23-O-818 – An ordinance by the City Council of the City of Riverside, Ohio approving a change in the district boundaries as shown on the zoning map of the City of Riverside, Ohio for the property located at 7544 Union Schoolhouse Road, Parcel ID No. I39300201 0053, from R-3 Medium Density Residential District to PUD, Planned Unit Development District. (2<sup>nd</sup> reading and public hearing)**



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Mr. Denning moved, seconded by Mr. Joseph, to approve the second reading of Ordinance No. 23-O-818. The clerk read the ordinance by title only.

Mayor Williams opened the public hearing at 6:26 pm. He asked that speakers state their name and address for the record and to keep comments to three minutes.

Mr. Robert Allen, 7544 Union Schoolhouse Road, Riverside, Ohio, stated he was in favor of the proposed rezoning of the property he and his wife own. He stated they are facing change and change is always threatening. Everyone has reservations about change regardless of what they are. He sympathizes with his opponents in this matter and with the council. He understands the concerns and the responsibility council has to make the decision. He hopes that he and his wife's concerns are also understood. He stated that things are never as good or as bad as they are perceived to be. Things tend to get exaggerated a little bit, but change is inevitable. His property is what remains of a 126-acre dairy farm that ceased operation in 1965 when the majority of the farm was sold for the development of Forest Ridge. Then came Cherry Creek in the 1980s with Wynwood in the 1990s. His property is surrounded by residential development. It is inconceivable to think the property will not be developed as it is a donut hole, an infill site. The most appropriate use of that property is residential. They aren't proposing a public storage facility, a toxic waste disposal facility, or a new landfill for Montgomery County. They are proposing residential, which is the highest and best use of the property. He reviewed the criteria for highest and best use: physically possible, financially feasible, and maximally productive. He asked council to approve rezoning.

Mr. Greg Thurman, 20 Village Square, Cincinnati, Ohio, stated that he is the applicant that has the property under contract. He stated that two weeks ago they had a chance to review the presentation of Redwood. He stated that if zoning is approved, they come forward with a preliminary plan or a final development plan to be approved, which goes through the same process as the rezoning. If the development plan is approved, there are about a dozen permits that have to be submitted: sewer, water, gas, electric, grading, storm sewers, streets, wetlands, streams, ADA compliance, and a few others. All of these have to be acquired before the project goes; it is part of the process. The first step is getting the zoning in place. He appreciates the of the current R-3 zoning of DPAs, dwelling units per acre. They will be down zoning for that at five and a half or so per acre in the current concept plan not yet submitted. The question came up on what happens when a project fails. He stated that Redwood has purchased two failed projects in the last nine years that were also single family home communities. One was from the recession, and the other was in Vandalia held by a bank from a developer that skipped town. They purchased the communities, rezoned it, replanned it, and they are now under construction. He stated between rezoning a broken project to what it was precious or someone coming in and purchasing it and going through this same process again, the future can't be predicted. Everyone has a right to try. They have a great track



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record with Redwood. People know what they are getting. They have 20 or so neighborhoods. He is available to answer any questions.

Mr. John Calligan, 4126 Loyola Chase Lane, Dayton, Ohio, stated that it was mentioned that eight houses could fit on one acre in current zoning and that is true, but if you put a street there, 60' wide including curbs and sidewalks, then there would not be eight houses on an acre. He stated his biggest issue is the density of the project. It just doesn't fit the area. Most houses in the area have 25' front yards; this new development will not. He took pictures of the development they have in Sugarcreek Township and submitted them to council. He reviewed the pictures with council on the size of the front yards. He stated that 25' front yards is required by the zoning code. Mayor Williams clarified that he meant a 25' front yard setback. Mr. Calligan replied that is what he means. He stated that development is approximately 15'. He stated the 90-unit apartment complex is not suitable for the area as they have hundreds of single family homes surrounding this. He stated it will be a high-density donut hole.

Mrs. Kelly Bush, 7240 Union Schoolhouse Road, Dayton, Ohio, stated she emailed in signatures she received for a petition but she also had signatures that she walked to get. She turned in the signatures to the clerk. She stated that the Allen's Farm is the only R-3 in the area besides Valley View Plat, all the others surrounding are zoned R-2. She reviewed other areas as being R-2 and R-1. She stated she doesn't understand the purpose of why they need a PUD. She stated that Mr. Allen said it will be redeveloped anyway so why not leave it alone and put homes in there and make it a nice neighborhood just like on Courty Lane, an R-2. She would like them to leave it alone or take it back, but not make it a PUD.

Mr. Greg Bush, 7240 Union Schoolhouse Road, Dayton, Ohio, stated he read Ordinance Chapter 1119 about Planned Unit Developments. He asked if they have read and re-read what they have approved after sitting in the past meetings. He stated he found multiple discrepancies and supports against the PUD they are discussing: removal of mature trees, removing an active pond and stream, and effects of stormwater, lighting, traffic and noise. The proposed zoning change from an R-3 to a PUD will change the layout of how this community functions. He stated Mr. Allen said this property will be redeveloped one way or another; he does not doubt that. His is okay with development, but he is not okay with the greed and asphaltting of a quiet region of their community. He suggested that the council go to one of the Redwood Developments; they should have done it already. They will see the crumbling streets in a new development; the dead trees throughout the development. He does not want that next to his home. The Redwood they toured had a vibrant retention pond, while another had a murky semblance of a retention area that will accommodate nothing but mosquitos in the summer. He stated he spoke to some residents of the communities when they were out walking, but not all were pleased with Redwood. He stated they saw a high rating video of Redwood at the last meeting, but if they speak to residents of Redwood not all are



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pleased. He stated that that Mr. Allen said his property was a donut hole. He differs because they share the largest border with his property, and they are not the development, not homes, they are a single family residence on the largest side of his property. The Allens have homes on two sides of their property, but the third side is his farm that abuts the Allens.

Mr. Kenneth Jackson, 4157 Coury Lane, Riverside, Ohio, stated he has lived there for the last 30 years and has seen a lot of changes. He stated the new development according to council will make Riverside a better place to live, but some of them disagree. They think it is about political power and greed. They like where they live, and they hope it doesn't change. They don't have a problem with the farm being sold, but they want it done within the existing regulations, however, the politicians have agreed to rezone this property. This will generate more taxes for the city. He stated the politicians will then say to look at the great improvements they made to the city and to reelect them. He added the property owner and the developer need to make maximum money. The politicians, the landowners, and the developers come out as the winners. He stated the current residents are the losers. He urged council not to recommend the proposal to the city government. He added that the development does not fit into the surrounding residential properties.

Ms. Carolyn Gretzinger, 3425 Surrey Ridge Way, Dayton, Ohio, stated she wanted to address the traffic issue they are considering coming from Redwood. She stated in 2020, they updated the average vehicles in American homes at 1.78, meaning a vast majority of American homes have at least two cars. According to the study of 90-units, they could add up to 160 vehicles based on the national averages of 1.78/home. It could be 180 or more as some homes has three cars. She stated Redwood is planning on a majority of their residents having two vehicles since they make two-car garages. She added that their independent study from Good Hue Consulting only considered the traffic from 1,800' north, east of Elmshaven Drive, which doesn't consider anybody that is southwest of that. The intersection at Wynwood at Forest Ridge and Union Schoolhouse Road is a major intersection for the area, because it is the only entrance and exit to Wynwood. There are 336 homes in Wynwood, and based on the numbers that would put them at over 500 vehicles coming and going in the neighborhood. She stated the study by Good Hue says they are expecting the increase in traffic by Union Schoolhouse to be between 50 – 60 cars at peak hours, which they defined as 7 – 9 am and 4 – 6 pm. Their neighborhoods have a lot of traffic going earlier in the morning and earlier in the afternoon as they have a lot of school buses and there are lots of kids in the single family residential homes. She stated she thinks they have grossly underestimated how much they think the traffic will increase. She stated she did not know if the City of Dayton or the City of Riverside take care of the traffic on Union Schoolhouse in front of Wynwood. The City of Dayton does have a sign there. She asked who would respond to the uptick in accidents at Forest Ridge and Union Schoolhouse Road. Mayor Williams stated that the road is in Riverside. She stated it was reasonable to expect there will be a huge



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uptick in traffic that is not being considered. She went on to say that Redwood's estimate was closer to 30 – 40 cars. It was their consultant that said 50 – 60.

Mr. Colton Trego, 4347 Union Schoolhouse Road, Dayton, Ohio, stated that at the last meeting it was asked if fire and emergency apparatus would be able to fit down those roads. He stated he made a public records request to the City of Fairborn regarding fire and EMS calls to the two Redwood neighborhoods in that city consisting of 248 dwellings. In 2022, the City of Fairborn had a total call volume of 7,253 calls. Two EMS calls and six fire apparatus calls for the entire year were to those neighborhoods. As far as those developments go, they are relatively quiet. He stated he is a real estate agent for rural properties and confirmed that the highest and best use for that property is for this development as nobody will buy that in hopes of being a substantial farmer. He added that of the 18 acres there are maybe five that are tillable. He stated he is in support of this; and it is a good deal for the city. He stated there is no malice intended. The Allen's should be rewarded for investing in this property.

Mayor Williams invited Mr. John Zeigler back up as he indicated earlier he wished to speak both times. Mayor Williams added that anyone else who wishes to speak after Mr. Zeigler may come up to the microphone as the hearing will still be open until everyone has had an opportunity to speak.

Mr. John Zeigler, 4238 Blue Rock Road, Riverside, Ohio, stated he has been trying to research the history of Riverside. He had provided them with information on the Underground Railroad in the city followed by the Erie Canal. He wanted to know if anyone has found out any further information on that. Mayor Williams replied that he did not think anyone was prepared to comment tonight on that specifically. Mr. Zeigler stated he didn't know if any research was going on. Mayor Williams stated that he will ask Ms. Holt regarding one of the components of the staff report covers the historic relevance of the property. Ms. Holt stated it is not on the national register, but they will dig more into that should this move forward towards a final development plan. Mr. Zeigler stated that the second thing he wanted to ask about was the deed he submitted from 1813, and that everyone was able to get a copy of that. He wanted to know what they thought about that deed. Mr. Rauch stated it is not something they were not prepared to speak to and that they don't have much say over the historical preservation as that is largely a function of the state historical preservation office. Mr. Zeigler asked if they were looking into this information. Mr. Rauch replied they are looking at it to the extent should the rezoning be approved, these things come up as part of a final site plan development. They are doing their due diligence. Mayor Williams stated there are a dozen different permits and agencies that will have to have a sign off on any final site plan and/or buildings that happen to go on the property. Ms. Holt added that should it move forward and in the process something of archeological significance is found then state organizations will step in. Mr. Zeigler stated he is worried about that they may be able to find something before it is torn down. Ms. Holt stated it is still private property



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as of now. Mr. Zeigler stated he heard the owners state that the house was from 1870, but the county has 1830, and the deed says 1813. He stated the farm is 1813, but maybe none of the other buildings are. He just wants to make sure everyone got to see the deed. He added that the history matters.

Mayor Williams asked if anyone else wished to speak. Someone wanted to ask a question. Mayor Williams stated as mentioned before they may not have the answer right then. Mrs. Bush came to the microphone and stated the question may be more for Mr. Allen, but she wanted to know if it had ever been put up for public sale, if there was a chance to save that. Mayor Williams stated that it is private property and not something they would address and that she would need to ask him. Mrs. Bush stated that is why she said it is probably more a question for Mr. Allen. Mayor Williams stated he needs to be asked outside of the public meeting as a private citizen should not be put on the spot in a public meeting to answer that.

No one else wished to comment. Mayor Williams closed the public hearing at 6:54 pm.

Mr. Denning stated that he believes everyone on council received an email from Mr. David Lutzweit that he would read into the minutes: "Hello, I just wanted to write to let you know that a majority of citizens of Riverside approve on this project on Union Schoolhouse to be re-zoned. There has been a lot of talk about history, well there is history all over Riverside, but not historical. You will be hearing from the same people that spoke at the planning commission. A majority that do not live in the city of Riverside. They will talk about history, there is history on the land their house now sits on too. The owners of this farm and previous owners watched as the farmland got houses built on it, while they remained. Now it's their turn and some are up in arms. I am hoping you will look beyond the emotional talks, crying like what happened at the planning commission. With the schools talking of putting a tax increase on the ballot for May, residents are going to be taxed to death. So, we need these types of developments to bring in additional taxes coming in. These roads as you know need done, but with all the taxing, we need to see that income is coming from other sources too or there is no way you will ever get a road levy passed. So, we need these projects. This being the first PUD build, we think it's a great idea. Also, that type of housing is great it is so close to WPAFB every gate you could get to in minutes, also it could be appealing to elderly wanting things done for them and being on one level. So, all these Dayton residents are trying everything to stop this project, but that is not what the citizens want. People should know when they move to a city there is growth. I have woods behind my house that could be developed any day now. I know it, my parents knew it, so moving, thinking you're going to have all this wooded area and farm forever is a foolish thought. And they have the same excuse that you won't hear them say, they are for development, just not right there anywhere else is fine or we don't want rentals. Truth is they just want it to stay as it is with nothing there but the farm. I hope you as I said look beyond the drama and do what is best for the citizens of Riverside and



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want they want. This has been the talk of my group Riverside Ohio Concerned Citizens. Respectfully, David Lutzweit.” Mr. Denning stated he took the time and put a lot of thought into that along with a lot of surveys on Facebook to see what folks in Riverside thought. He knows it may be his opinion, but he wanted it included that there are people in favor of this happening.

Ms. Fry stated she wanted to address some of the comments regarding density and taxes. When she came on council in 2018, one of the first decisions she was asked to weigh in on was a road levy. She came into it thinking they have a need and have nothing paying for the roads to be repaired. She thought they would give the citizens information and surely they will get a road levy passed. They have tried three times now. The community elected not to pay for a residential paving program. As a result, they have no revenue source to pay for crumbling residential streets. One of the reasons given was that the cost per property owner was too high. Taking that under advisement, one of the very real ways to help alleviate that concern would be to increase density. She knows for the past several decades, suburbanization has led them to believe that it is fiscally possible to have wide expansive properties and streets and it is sustainable. It is not. They do not have a way to continue Forest Ridge like development in perpetuity. If anyone questions the validity of that, she asks that they look to the work of Charles Marone, who has done substantial research on this. It is a fiscal responsibility of Riverside to look favorable on more density in their development.

Mrs. Franklin stated when she ran for her seat three years ago it was because she believed Riverside had potential. She thinks that Riverside has been neglected and has been looked over. She stated that she makes decisions for 25,000 people and not every single person will benefit and not every single person will be affected by a decision. She has to look at the overall picture of what it will do for the residents on the whole. She agreed with Ms. Fry and stated that research is correct. It is not just a problem in Riverside. City’s cannot afford the suburbs like they once could or rather they couldn’t, but now it is 50 years later, and costs are rising. They can’t afford that. She stated the City of Riverside is doing a comprehensive plan and had input from thousands of residents. One of the things weighed in on was residents wanting new housing. She acknowledged that not everyone wants to live in a dense area, but she stated many of her retired friends are looking at that because they don’t want the maintenance, they don’t want to have to take care of the property. The culture in the country is going that way. She believes this is a good opportunity for the city. She stated the median household income in Riverside is \$48,000/year. She has heard tonight, and it sometimes frustrates her when she hears that someone of lower income may move into these units that means it will be bad or that it will bring crime. She added that everyone has a right to live in a community they like and appreciate. She thinks that when they say the term dense it is taken to mean low-income, poverty-type of houses with lots of crime; that is a misguided thought. She stated she does not feel anyone in this room would be happy if she told them what they can do with their property just as what the Allens are doing



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with their property. Mr. Allen owns the property and has the right to sell it to whoever he wants. It is already an R-3 and homes will go up there. The difference she sees is that they are looking at attached homes rather than single home units. She doesn't think it is a bad thing. There are people that want to live in that home rather than have a yard. She can't shame others for wanting something different than they want.

Mr. Joseph stated that the rent for that on the high end is \$2,300/month. When looking at how much to afford on housing, that is not a lower income tax bracket. They sat through work sessions with residences for the strategic plan and heard how they needed senior housing, homes for people who don't want to maintain a property; they don't want steps. This provides a large amount of the housing that will fit the needs the residents are requesting. He urged attendees to look at the map of Riverside on the back wall. Riverside is a landlocked city and has been chopped up by the City of Dayton back when it was Mad River Township. He stated if they look at the areas of Mad River Township that Dayton acquired, they are income generating, businesses. That is income tax dollars. Before Riverside became a city, they had struggles with the land that they have. Riverside is not like Huber Heights or New Carlisle where they can annex townships and make R-1 houses. Riverside is limited to what they have. They have to continuously look at highest and best use. Valid concerns were raised. He thinks with the due diligence of staff and the planning commission all the concerns will get proper research. He stated he is confident in the process they will go through before a bulldozer comes to level out the ground.

Mr. Bush questioned why one email was read and not others. Mayor Williams stated that the public hearing was closed, but that Mr. Denning read that as his comment and council has all received and read various emails. A brief discussion was held on the school district and income taxes. Deputy Mayor Lommatzsch called for the vote.

Roll call: Mr. Denning, yes; Mr. Joseph, yes; Mrs. Franklin, yes; Ms. Fry, yes; Ms. Lommatzsch, yes; Mr. Maxfield, yes; and Mayor Williams, yes. **Motion passed.**

**II) Ordinance No. 23-O-819 – An ordinance to approve employee position titles, number of positions and pay ranges and to repeal Ordinance No. 22-O-807 passed October 6, 2022, and declaring an emergency. (2<sup>nd</sup> reading and public hearing)**

Deputy Mayor Lommatzsch moved, seconded by Mr. Joseph, to approve the second reading of Ordinance No. 23-O-819. The clerk read the ordinance by title only.

Mayor Williams opened the public hearing at 7:10 pm. No one came forward to speak. Mayor Williams closed the public hearing at 7:10 pm.



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Roll call: Ms. Lommatzsch, yes; Mr. Joseph, yes; Mr. Denning, yes; Mrs. Franklin, yes; Ms. Fry, yes; Mr. Maxfield, yes; and Mayor Williams, yes. **Motion passed.**

## NEW BUSINESS

### A. RESOLUTIONS

- I) **Resolution No. 23-R-2825 - A resolution recognizing the Bob Chiles Golf Classic as a function that promotes the public health, general welfare, and contentment of the citizens of the City of Riverside.**

Deputy Mayor Lommatzsch moved, seconded by Mrs. Franklin, to approve Resolution No. 23-R-2825.

All were in favor. **Motion carried.** Deputy Mayor Lommatzsch asked that it be noted this is an event by the Miami Valley Military Affairs Association connected to Wright-Patterson Air Force Base and supports airman. The clerk stated it was in the resolution.

- II) **Resolution No. 23-R-2826 - A resolution declaring miscellaneous equipment to be surplus and no longer needed for city purposes and authorizing its sale by sealed bid, a broker, direct sale to a public entity, or auction.**

Mr. Denning moved, seconded by Mr. Joseph, to approve Resolution No. 23-R-2826.

All were in favor. **Motion carried.**

- III) **Resolution No. 23-R-2827 - A resolution authorizing the city manager to enter into an agreement with Crawford, Murphy, Tilley to provide general engineering services and serve as the engineer of record to the City of Riverside under certain terms and conditions.**

Mr. Denning moved, seconded by Mr. Maxfield, to approve Resolution No. 23-R-2827.

All were in favor. **Motion carried.**

**PUBLIC COMMENT ON NON-AGENDA ITEMS:** No one came forward to speak.

**COUNCIL MEMBER COMMENTS:** Ms. Fry reminded residents of the blood drive on Monday, February 20, 2023. The blood mobile will be in the parking lot from 3 – 7 pm. Sign-ups can be done online at [www.donortime.com](http://www.donortime.com) under Riverside.

Deputy Mayor Lommatzsch motioned, seconded by Mr. Maxfield, to cancel the work session on March 9, 2023, as council has a conflict with another event that requires their



# RECORD OF PROCEEDINGS

Minutes of the Riverside City Council Meeting

Held on Thursday, February 16, 2023

Riverside, OH

attendance.

Mr. Joseph asked when they would discuss the items scheduled for that work session. Mr. Rauch stated they would be fairly brief to cover. He will send emails about the information, and they can discuss it at the meeting prior as well as the meeting after on March 2, and on March 16, 2023.

All were in favor. **Motion carried.**

Mr. Joseph stated it was nice to see the room packed; since he has been on council, it has happened maybe three or four times. By looking at the YouTube attendance and what was in the room, they doubled their normal attendance. He stated that council meets on the first and third Thursdays with a work session on the second Thursday of each month. He stated people will come to meetings if there is something happening in their neighborhood. He thinks civic engagement is important. He encourages residents to come to the meetings to give comments as council works for them, the constituents.

Mr. Maxfield stated that Saturday, February 18, 2023, is Mad River Indians Youth Football Team's Fish Fry at Advanced Business Properties, 1675 Woodman Drive, Riverside, Ohio. Tickets are \$15 for pre-sale; he believes they can still be purchased at the football field tonight or message them through their Facebook page. Cost at the door will be \$20 for all you can eat fish, fries, hot dogs, adult beverage, soda, and then there will be 50/50 games and raffle baskets. It will take place from 6 -11 pm.

Mayor Williams stated that if came across rude to members of the audience, he did not mean to. He was trying to run the meeting efficiently and fairly for all those who wanted to speak. There is a very specific method to which they hold public comments for the record. He wanted to give people three different chances to come up and speak and ask questions. He apologized if he did not come across as polite as he should have.

**ADJOURNMENT:** Mr. Denning moved, seconded by Mrs. Franklin, to adjourn. All were in favor. **Motion carried.** The meeting adjourned at 7:17 pm.



Peter J. Williams, Mayor



Clerk of Council



## Held on \_\_\_\_\_